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21st November 2019

Your contact is: Connie Davis, Planning

Dear Mr Beamish

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 191565

Application type: Approval of Conditions

Address: 207-211 Broad Street, Reading

Proposal: Discharge of conditions 3, 4 and 6 of planning permission 191104

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by this Council. The assessment shall be carried out for in accordance with BS4141:2014 methodology. The predicted specific sound level (LAeq,TR) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades shall not exceed the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

The following information was submitted:

Supporting letter prepared by Beamish Planning Consultancy

Acoustic Consultancy Report - Environmental Noise Survey Results and Noise Impact Assessment for Proposed Fixed Plant prepared by Acoustic Consultancy Partnership Ltd - Dated 25th September 2019

Received 1st October 2019

The details were reviewed by the case officer and Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 3 of planning permission 191104. As such, this condition is hereby discharged on the basis that the mitigation requirements identified within the Acoustic Consultancy Report are fully implemented.

Condition 4

As a reminder, Condition 4 states:

Prior to first operation of the hereby permitted development an odour assessment shall be carried out and a detailed Odour Management Plan to include scale plans, odour control specifications and a maintenance plan shall be submitted and approved by the Local Planning Authority. Reference shall be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005) when assessing potential odours and selecting appropriate odour control methods. The agreed Odour Management Plan shall be implemented prior to first operation of the hereby permitted development, and thereafter the approved use shall not be carried out other than in accordance with the approved Odour Management Plan.

Reason: in order to protect the amenities of occupiers of nearby premises from odour disturbance. In accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

The following information was submitted:

Supporting letter prepared by Beamish Planning Consultancy

Nationwide Ventilation DEFRA Odour Assessment

Intrazone - The latest in commercial kitchen odour control technology from Nationwide Ventilation Ltd

Kitchen Ventilation System Basic Maintenance Manual prepared by Nationwide Ventilation

NWV/TBR/01 Rev C - Vent Layout Proposal

Received 1st October 2019

The details were reviewed by the case officer and Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements Condition 4 of planning permission 191104. As such, this condition is discharged on the basis that the mitigation requirements identified within the Kitchen Ventilation System Basic Maintenance Manual prepared by Nationwide Ventilation are fully implemented.

Condition 6

As a reminder, Condition 6 states:

Prior to first occupation of the A3/A5 mixed use development hereby permitted, a strategy for the management of litter resulting from the use shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include:

- i) details of the extent of the search area outside the premises for litter picking by staff associated with the use,*
 - ii) details of the frequency of litter picking by staff,*
 - iii) the location of litter bins within the premises, and*
 - iv) details of the design and location of customer advice signage relating to litter.*
- The use shall not be carried out other than in accordance with the approved strategy at all times thereafter.*

Reason: To control litter resulting from the use in the interests of the visual amenity of the area. In accordance with Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS7 of the Core Strategy 2008 (altered 2015).

The following information was submitted:

Supporting letter prepared by Beamish Planning Consultancy

Received 1st October 2019

A204/2997 Rev B - Litter Management Plan

Received 21st November 2019

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 6 of planning permission 191104.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

I trust the above is satisfactory, however, please contact me on the number above if you have any further queries.

Yours sincerely,

Connie Davis

Planning Officer